



NEXTGEN AFFORDABLE HOUSING RESEARCH SCRAPBOOK

MATTHEW SALES
10456376
AUTUMN 2010

This scrapbook combines the key news articles, books, publications and precedent studies that were influential to my affordable housing development proposal on Riley St in Surry Hills.

This scrapbook provides brief excerpts of texts and articles as well as links to the full works if further reading is required. The intention for this scrapbook is that it is to be read electronically in order to easily follow the links to research documents that were used throughout the duration of the semester.

NEWS ARTICLES

PLANNING DELAYS WORSEN HOMES SHORTAGE

SMH

March 5th 2010

Domain

<<http://www.domain.com.au/Public/fhbgarticle.aspx?id=1267291949435&index=ToDIYFor&headline=Planning%20delays%20worsen%20homes%20shortage>>

The average delay between the sale of a home by a vendor and the start of building has lengthened from 14 weeks in January 2008 to 17.3 weeks by December, according to data compiled by the Australian Bureau of Statistics and Housing Industry Association.

New loans jumped 58 per cent nationwide from December 2008 to December 2009 while approvals increased by only 40 per cent in that time, said the HIA, a lobby group representing builders and developers.

The bottleneck affects new home buyers who typically sign a contract with a developer for a new house rather than purchase completed homes.

Last year, a shortage of homes, exacerbated by the slow pace of building for a swelling population, combined with a reviving economy, unusually low interest rates and investment from overseas buyers to push average property prices up 13.6 per cent.

This year has got off to a slow start as well, with January building approvals dropping 7 per cent, the most in eight months, according to figures out earlier this week. Approvals for houses eked out a 0.3 per cent gain in the month, while multi-unit dwelling approvals slumped 29.1 per cent in the month.



AUSTRALIA FACES HOUSING AFFORDABILITY 'TIME BOMB':

DEVELOPER

Chris Zappone

March 17th 2010

SMH

<http://www.smh.com.au/business/property/australia-faces-housing-affordability-time-bomb-developer-20100317-qdii.html?autostart=1>

Australia faces a housing affordability "time bomb" - primed by a dysfunctional planning system, a chronic undersupply of homes, and unrealistic expectations from buyers, according to the chief of one of the nation's largest homebuilders.

Stockland managing director Matthew Quinn, in a speech in Sydney, said Australia's current shortage of 200,000 homes and an annual shortfall of 60,000, would balloon to 800,000 by 2020, if no reforms were undertaken.

"There's a faint ticking that I can hear and it's getting louder," he said in a speech yesterday. "The fuse is burning, and current metropolitan planning strategies are inadequate for our growing and ageing population."

House prices in Australia climbed 13.6 per cent in 2009 alone after a decade in which they posted increases of about 170 per cent, according to the Australian Bureau of Statistics. Residential real estate prices have soared as Australia's economy nears notching up two decades of growth without a pause.

Australia's most overvalued property markets

Over the same period, Australia has lured more immigrants, adding to housing demand. The federal government's 2010 intergenerational report estimates Australia's population will swell to 35.9 million people by 2050 from its current level of 22 million.

Data out today, though, may offer some cause for optimism. The number of residential building construction projects begun in the final three months of 2009 jumped 15.1 per cent from the previous three months, its fastest pace since 2001, the Australian Bureau of Statistics reported.

Out of reach

"The average first home buyer today cannot afford to pay the median house price - not even close," Mr Quinn said, with the average median house price at \$485,000.

Mr Quinn blamed what he called "a total disconnect between the different levels of government...without action, housing affordability problems are going to get worse."

Calling Australia's population growth a "federal government responsibility," Mr Quinn lamented the lack of cohesion between the federal government, the state planning policy and infrastructure delivery, and local council approvals.

Mr Quinn said building smaller homes is another factor that could ease the shortage and the housing affordability issue, with Stockland reducing its average lot and house sizes for customers.

"Australia is one of the world's most urbanised nations, with over three-quarters of our population living in major cities and the overwhelming majority in our five largest cities alone," he said.

"Despite this, our cities are by no means densely populated," with Australia's capital cities people per square kilometre density ranking behind Los Angeles, Paris and Tokyo.

Mr Quinn's speech was delivered to the Australia Israel Chamber of Commerce.

MASS IMMIGRATION KILLS AUSSIE CULTURE,

SAYS DEMOGRAPHER BOB BIRRELL

Staff Writers

March 24th 2010

news.com.au

<<http://www.news.com.au/national/mass-migration-kills-aussie-culture-says-demographer-bob-birrell/story-e6frfkvr-1225844560248>>

TRADITIONS based on heritage, sporting culture and common language are threatened by mass immigration, a leading demographer has warned.

Monash University population expert Dr Bob Birrell has said the huge influx of people with few or no English skills had created social problems in Melbourne suburbs such as Dandenong, Sunshine and Broadmeadows and most major cities were feeling the population strain, the Herald Sun reported.

“This is not a pretty picture,” he said. “Social divisions are becoming more obvious and geographically concentrated and certain areas are being overlain by an ethnic identification.”

Dr Birrell made the explosive comments in an article for Policy, a magazine published by the Centre for Independent Studies, a right-wing think tank.

In a plea to the Rudd Government to slash the current immigrant intake of 180,000 a year, Dr Birrell warned that the predicted population of 35 million by 2050 would be a disaster for urban living and the environment.

“One would have to wander deaf, dumb and blind through Australian capital cities to not notice how urban congestion has already reduced the quality of life,” he said.

...



AUSTRALIA'S PROPERTY BUBBLE:

IT'S HERE

Adele Ferguson

March 25th 2010

SMH

<<http://www.smh.com.au/business/australias-property-bubble-its-here-20100324-qwi1.html>>

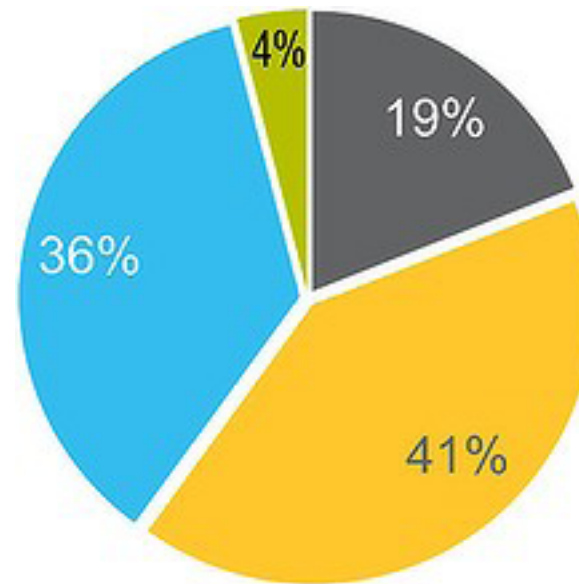
It's official: 60 per cent of investors believe Australia has a property bubble. A confluence of housing shortages, low interest rates, speculative fervour and last year's move by the Rudd Government to relax foreign ownership rules on real estate have turbo-charged house prices.

But as John Maynard Keynes famously said: "A market can stay irrational longer than you can stay solvent," and those looking for an imminent correction will find little evidence for it in investor attitudes...

...When asked if it was a good time to buy an investment property, 67 per cent agreed that it was because the supply shortage would support rental and price yields. Another 21 per cent thought prices would stagnate and only 12 per cent believed that prices would fall.

On the future of the boom, 32 per cent could see it running another year, 44 per cent for two or more years, and 7 per cent forever. Contrary to recent years, respondents ranked Sydney as the strongest property market in the current cycle, followed by Melbourne, Brisbane, Perth, Adelaide, Canberra, Darwin and Hobart.

This is all scary stuff. Investors played a key role in expanding the property bubble through the late 90s. In 1990 investment loans represented 16 per cent of Australian mortgages at \$13 billion. By 2008 that figure had ballooned 2400 per cent to \$310 billion, or 31 per cent of total mortgages. Investor attitudes matter...



Do you think Australia has a property bubble?
Total respondents (n=523)

- Yes, since around 2000
- Yes, there's a bubble growing now
- No, we have a housing shortage
- No

colmar brunton.

NEW HOME SALES DROP

Chris Zappone

March 29th 2010

SMH

<<http://www.smh.com.au/business/new-home-sales-drop-20100329-r6g0.html>>

New home sales dropped in February, as rising interest rates and the phasing out of housing stimulus discouraged Australians from entering the housing market. Victoria, though, posted a big jump in sales.

Nationwide the volume of homes sales slumped 5.2 per cent in February following a 9.5 per cent increase in January, according to data from the Housing Industry Association. February's drop comes after the government ended the bulk of the housing grants it rolled out last year to fight the effects of the global financial crisis.

"This stimulus has been highly successful in driving the first stage new home building recovery, but that stimulus will soon start to fade," said HIA chief economist Harley Dale...

..."With home prices and interest rates on the march upwards, **affordability is going to suffer** and with the bring-forward of activity last year, new home sales are likely to sag even further this year...



PREMIER'S BID TO GRAB PLANNING POWERS

Kelsey Munro and Josephine Tovey

April 1st 2010

SMH

<<http://www.smh.com.au/nsw/premiers-bid-to-grab-planning-powers-20100331-rewn.html>>

CONSTRUCTION of high-rise apartments and commercial developments could soon be expedited under the laws that allowed the rapid approval of federal stimulus projects.

The Premier, Kristina Keneally, has ordered a review that will consider retaining the special approval authority set up under the Nation Building program, which denied local government a say in development approvals.

The move has outraged councils, which surrendered their powers under what they considered to be emergency conditions, and which say too much authority has already been centralised by the state government.

The opposition planning spokesman, Brad Hazzard, called the review a "rubber stamp" designed simply to push the new powers through...

"I think the government is travelling a very dangerous path here, because there will be enormous community anger if they start giving this sort of unprecedented power to developers."



RATE RISES SINK HOUSING AFFORDABILITY HOPES

Chris Zappone

April 7th 2010

SMH

<http://www.smh.com.au/business/rate-rises-sink-housing-affordability-hopes-20100407-rr3i.html>

“Australians may have missed the affordable housing boat, experts say, with the low interest rate environment that the nation’s central bank hoped would encourage a housing construction boom now a fading memory.”

Last July, RBA governor Glenn Stevens told the Anika Foundation that the failure to make the most of half-century low borrowing costs, falling material costs and easing labour shortages would be “very disappointing, indeed quite disturbing.”

While affordability for first home buyers improved - thanks in part to a federal government bonus top-up - the gain was temporary. A gauge of such affordability, compiled by the Housing Industry Association and the Commonwealth Bank, slumped almost a fifth in the final three months of 2009 as extra demand mostly triggered rising prices.

Those rising house prices have sparked increased building but not sufficiently large to keep up with swelling demand, economists say.

“We’re going to see a fairly strong lift in construction this year but it’s not going to be enough (to ease the shortage),” said ICAP economist Adam Carr...



How we will live in 2020?

MX Writers
April 14th 2010
MX



HOUSING AFFORDABILITY DROPS IN MARCH QUARTER

Matthew King

May 18th 2010

Housing Intitute of Australia

<http://hia.com.au/hia/news/article/MR/National/EC/Housing%20Affordability%20Drops%20in%20March%20Quarter.aspx>

The decline in Housing affordability continued early in 2010 with higher house prices, increased interest rates, and the removal of the first home buyers' boost according to the latest HIA-CBA First Home Buyer Affordability Report.

Housing affordability fell in the March 2010 quarter dropping by 4 per cent to be 28.7 per cent lower than 12 months ago. Through the quarter, affordability fell by 4.2 per cent in the capitals and 5.3 per cent in regional areas to be lower by 30.5 per cent and 24.8 per cent respectively compared to March 2009.

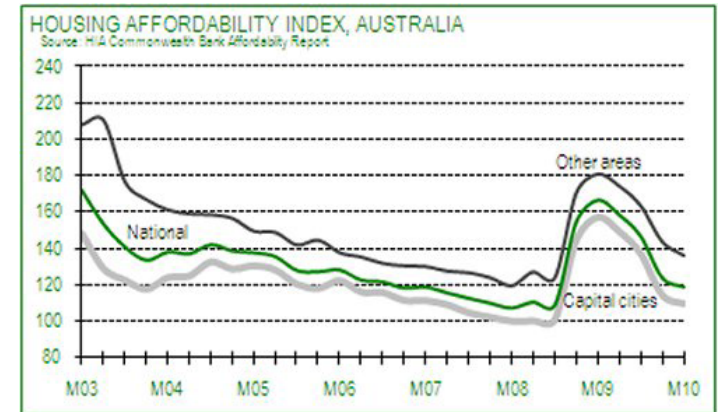
HIA Senior Economist, Mr Ben Phillips, said that further interest rate rises in April and May of 2010 will likely mean that the June quarter result will see affordability crash to the record lows experienced when interest rates were above 9 per cent in 2007.

"With the Reserve Bank insistent on further rate rises, housing affordability will once again be a key issue in the mortgage belt regions of Australia," said Ben Phillips.

"We are yet to see the required level of co-operation between all levels of government to deliver critical housing infrastructure without hitting new home buyers," said Ben Phillips.

"Higher interest rates, exorbitant infrastructure charges, an overly restrictive and time consuming planning system continue to fuel Australia's affordability crisis. Overcoming these issues will go a long way towards restoring housing affordability in Australia," said Ben Phillips.

Affordability deteriorated in most capital cities and regional areas in the March quarter. The largest falls were recorded across Victoria (-10 per cent and -15.9 per cent for Melbourne and Regional Victoria respectively), Western Australia (-6.6 per cent and -14.2 per cent in Perth and regional WA respectively) and regional New South Wales (-12 per cent).



HIGH-COST SYDNEY SHUNNED BY DEVELOPERS

Turi Condon

May 20th 2010

The Australian

<<http://www.news.com.au/money/property/high-cost-sydney-shunned-by-developers/story-e6frfmd0-1225868988538>>

- **Big developers head to Victoria**
- **Not fazed by worsening affordability**
- **Sydney shunned due to high costs**

SYDNEY is being shunned. The big residential developers are pinning hopes of future profits on Melbourne, Perth and Adelaide. Brisbane has also fallen out of favour.

Researchers constantly identify Sydney as the city of opportunity due to a undersupply of housing and rising prices, but the city's costs are high, it is being stung by a new state tax and it is looking less like a short-term profit centre for developers, with the result that the undersupply looks set to worsen, The Australian reported.

Stockland's investor update yesterday focussed on recasting its product to the affordable end of the market, and on the boom market of Melbourne. Australia's biggest residential developer also announced \$250 million of new land acquisitions, in Victoria and WA.

They will generate 4750 new housing lots. **There were no announcements of new Sydney sites.** Billionaire developer Lang Walker is focusing on Adelaide and Melbourne, and many other big developers are treading a similar path.

The Housing Industry Association and Commonwealth Bank housing affordability index released this week showed Victorian property slipping from the grasp of many prospective home owners...

...Housing affordability in Melbourne and regional Victoria **worsened 10 per cent and 16 per cent** respectively for the March quarter, compared with 4 per cent nationally. Despite this, one startling figure in Stockland's market presentation yesterday will override many concerns.



HOME BUYERS GET ROOF, NOT THE LAND

Kelsey Munro

May 25th 2010

Domain

<http://news.domain.com.au/domain/real-estate-news/home-buyers-get-roof-not-the-land-20100525-w8o3.html>

Home trust aims to halve the cost of buying a Sydney home - buy the roof over your head, not the land under your feet

Sydney home buyers are to be offered the chance to purchase at least part of what they really want - they will be able to buy the roof over their heads but not the ground under their feet.

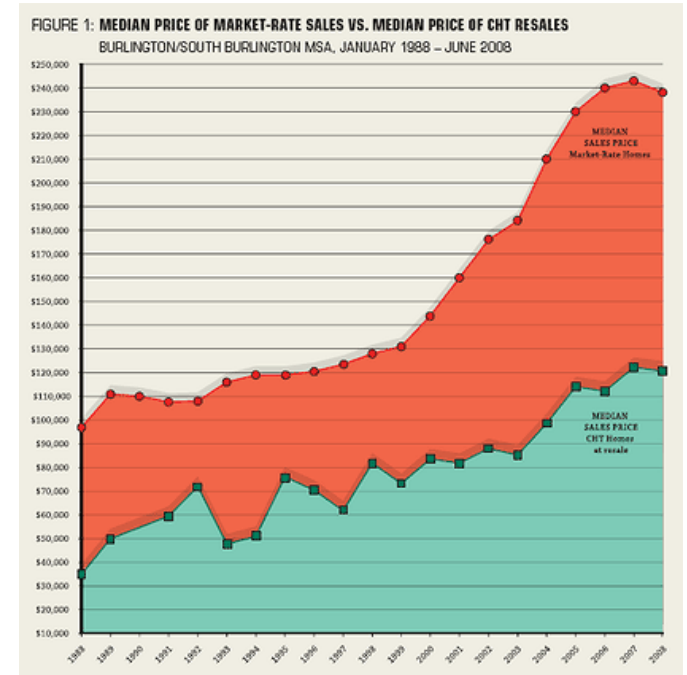
Priced out of the market by the rollercoaster ride taken by land prices, Sydney home buyers are to be offered the chance to purchase at least part of what they really want - they will be able to buy the roof over their heads but not the ground under their feet.

Schemes in the US similar to the newly created, Bondi-based, Waratah Community Land Trust Association have **halved the cost of buying a home**, but the biggest obstacle to getting so-called community land trusts up and running is acquiring suitable properties in the first place, exponents admit. Spearheaded by private citizens, Waratah plans to introduce the new form of owner-occupied, resale-restricted housing to the Sydney market which is being touted as a middle way between social housing, rentals and the private property market.

Under the land trust model, the trust owns the land in perpetuity and members buy only the dwelling on it, dramatically reducing their mortgages. Owners pay a nominal lease for the land and may later sell the dwelling to other trust members so they can get equity back from the investment.

A director of the Sydney Credit Union, Mark Swivel, who is involved in the Waratah trust, said the model lined up well with the values of the mutual sector and **could be a partial solution to the housing affordability crisis.**

"It sits between social housing and the law of the jungle that applies in the open market," he said. A lease agreement between the occupier and the trust spells out maintenance responsibilities and the value of the property over time...



SHALL WE DENSE?

Adam Haddow

June 8th 2010

PropertyOz

<http://www.propertyoz.com.au/Profiles/ProfileDetail.aspx?pid=45>

Poor density planning is an urban poison, but Adam Haddow is working on the cure. The young gun architect spoke to Chris Larsen about the fix for Australia's planning ills.

Adam Haddow aspires to be the Jamie Oliver of the property world. Just as celebrity chef Oliver led a campaign against unhealthy diets, Haddow wants to lead a campaign against poor density planning.

And, just as Oliver's famously radical campaign sought to change the eating habits of children, Haddow believes children are the key to long-term change in the planning system.

Haddow is a director of SJB Architects and a founding director of its offshoot SJB Planning. He has studied responses to urban density issues around the world, but is not content merely to observe faults. Haddow wants to deliver the fix, too...

...Each Sydneysider, he argues, occupies an area equivalent to two tennis courts, on average. Londoners occupy just three-quarters of a tennis court.

Haddow knows there are no easy, nor quick-fix, solutions to Australia's density inertia. One of the biggest drivers of our urban density issues is history...

"There is this kind of cultural idea that to be Austra
"The planning systems promote mediocrity. It's too easy just to make the boxes," says Haddow.
"We've lost the ability to innovate.

"If you try to innovate in terms of housing type or scale you just get whacked over the head. You can't take too many of those risks."

It is not too late to make change, for people to take a risk and embrace higher densities in our urban centres.

But to do so, we need to take a leaf from one of Jamie Oliver's projects and try innovative ways to get people to accept, and generate, change.

"There's too much thinking about the 'me', and not enough thinking about the 'we'," says Haddow.

"There is total disconnect between desire and reality. Communities want more but they're not prepared to give anything to get it.

"There's a process we need to go through to engage people ... in making lifestyle and sustainability decisions about their living habits. Sometimes people have to take a decision about the big actions."...

"We preach to the converted a lot in the industry, but we need to get out of the industry and talk to the community. We need a reality show about density."



PUBLICATIONS
+
PRECEDENTS
+
WEBSITES

WHAT MAKES AFFORDABLE HOUSING AFFORDABLE?

Housing NSW

March 18th 2010

<<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/About+Affordable+Housing/What+Makes+Affordable+Housing+Affordable.htm>>

If affordable housing looks like other housing and is built to the same standards, what makes it affordable?

Affordable housing refers to the rent or purchase price charged rather than the cost of production.

Most affordable housing rental projects charge people either a percentage of their income as rent or offer rents that are lower than market rents. A common rental charge for low-income households is 25% of the household income.

Some projects charge increasing rent levels as household income increases, for example 25% for very low, 27% for low and 30% for moderate incomes. This approach means that people's rent never exceeds the common affordability benchmarks.

By mixing low and moderate income earners in a project where people pay a fixed percentage of their income, the rent obtained from moderate income households can cross-subsidise very low or low income households so the project can remain financially viable overall.

City West Housing uses a mixed income model and has operated on a financially viable basis since its establishment in 1994.

A different approach is to charge a discounted market rent. In these cases, the average market rent for a particular property type is

calculated and a discount applied. The most common figure is 75% of market rent. While this approach does not guarantee that rent never exceeds affordability benchmarks, it does allow for people who need to live in a particular area to have access to rent that is significantly cheaper than in the private market. It also provides much greater certainty of income for the housing manager.

Brisbane Housing Company uses a discounted market rent approach.

While affordable housing refers to the rent or purchase price, some affordable purchase projects have been able to achieve efficiencies in construction, which make it easier to charge an affordable rent or purchase price. For example, City West Housing can use its specialised experience to achieve savings in construction costs in comparison with the private sector. Another example is the Forest Glade Project at Parklea where Landcom and Cosmopolitan Developments produced housing at a reduced cost for sale to moderate-income earners.

In high cost markets, where even moderate-income earners may have difficulty purchasing a home, one way of making housing more affordable is through shared equity schemes.

CITY WEST HOUSING

2009

<<http://www.citywesthousing.com.au/index.htm>>

< http://irisstudio.files.wordpress.com/2010/06/b_eligibility-for-subsidised-housing-with-city-west-housing.pdf>

You can apply to be housed with City West Housing if you meet the following criteria:

* Income - your gross household income (ie before tax) must fall within one of the following bands:

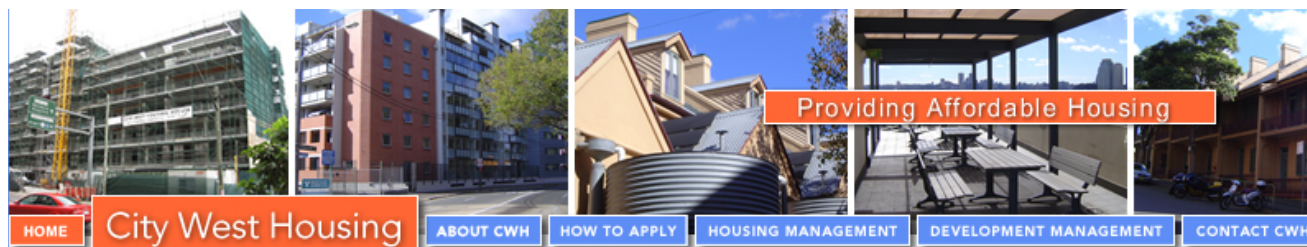
As at July 2009

Band 1 - Below \$29,094

Band 2 - \$29,094 to \$47,381

Band 3 - \$47,382 to \$80,180

- * Local connection
- * Housing need
- * Long term housing
- * Financial circumstances
- * Residency



Welcome to City West Housing

City West Housing (CWH) was established in 1994 to implement the State Government's "Affordable Housing Program" in Ultimo/Pymont, which aims to provide long term secure affordable rental housing for people who meet the [eligibility](#) criteria on low to moderate incomes living or working in the [Ultimo/Pymont](#) area or in the [Green Square](#) area of South Sydney.

The Sydney Regional Environmental Plan No. 26 (Amendment 4) (REP) was gazetted in March 1995 - this planning instrument established the planning, funding and administrative arrangements for the program's implementation in Ultimo/Pymont. As a result of the Company's success in Ultimo/Pymont Government invited CWH to extend its operation into the Green Square area of South Sydney. CWH, a not for profit organisation, takes the role of developer as well as manager of its properties, and operates independently under the guidance of an expertise based Board of Directors.

Our mission

Our mission is to be an independent and accountable housing organisation providing an efficient and effective, affordable and appropriate rental housing service for very low, low and moderate income earners.

Important Info

[Eligibility](#)

Find out if you meet our income and local connection requirements (both connection and income must be met).

[How to Apply](#)

Everything you need to know about applying for housing.

[Forms Download](#)

All the forms you'll need can be downloaded here.

[Useful Links](#)

Links to other organisations relating to affordable housing.

March 13th 1997



DR. DON WEATHERBURN
DIRECTOR

In reply please quote:

Release date: 13 March 1997

MEDIA RELEASE

Public housing and crime

Neither the proportion, type or design of public dwellings in a postcode exerts any significant independent effect on its crime rate, according to a new report by the NSW Bureau of Crime Statistics and Research.

The research was commissioned by the NSW Department of Public Housing following a series of disturbances of a public housing estate in Villawood in December, 1995.

A special feature of the study was that it sought to control for certain social and economic factors (e.g. single parent families, low income, unemployment) which are known to influence the crime rate but which also affect the allocation of public rental accommodation.

The study examined three main issues:

1. Is the crime rate in a postcode related to the proportion of public renters/dwellings in the postcode?
2. Is the crime rate in a postcode related to the predominant type of public dwelling located in the postcode (e.g. detached, high rise, etc)?
3. Is the crime rate in a postcode related to whether or not its public housing is concentrated in the form of public housing estates?

These questions were examined in relation to five offences; assault, break and enter (dwelling), malicious damage to property, motor vehicle theft and robbery.

The study found that between 48 per cent (malicious damage) and 69 per cent (assault) of the variation in these offences across postcodes could be accounted for in terms of social factors alone.

Once social factors have been controlled for, neither the proportion of public renters or the proportion of public housing dwellings or the type of public dwellings or whether a postcode has a public housing estate exerts much effect on its measured crime rate.

Further enquiries:

Dr Don Weatherburn: 02 9231 9190 (wk), 0419 494 408 (mob)

WATERLOO GREEN NEIGHBOURHOOD PROJECT

February 2010

<http://irisstudio.files.wordpress.com/2010/06/f_waterloogreenprojectfaqs.pdf>

< http://irisstudio.files.wordpress.com/2010/06/f_waterloogreengeneralinformation.pdf >



Human Services
Housing NSW

General Information Sheet

February 2010

Waterloo Green Neighbourhood Project

The Waterloo Green Neighbourhood Project is a three-year pilot project, working with the community to provide a safe, secure and connected neighbourhood for people living in the Waterloo Green high rises.

Three new services, each providing employment and training for social housing tenants, will be introduced in the six high rises around Waterloo Green: Matavai, Turunga, Cook, Banks, Marton and Solander buildings.

The services are:

- **Neighbourhood Link** – a service delivered from a new Neighbourhood Link office in the foyer of each high rise during business hours, Monday to Friday. The service will include a friendly welcome and orientation service, provide information about local services and community activities, and provide a contact/control point for visitors and contractors wishing to enter the building.
- **Neighbourhood Security** – a security service provided from the Neighbourhood Link offices, outside

Why is the Waterloo Green Neighbourhood Project being introduced?

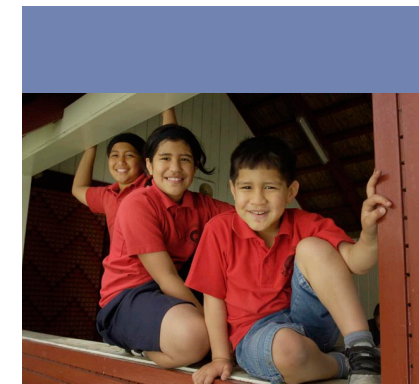
Housing NSW has listened to residents' concerns about safety and security, nuisance and annoyance, vandalism and drug dealing in this area. Similar projects in other cities have been successful in reducing crime and improving the quality of life of residents of high-rise social housing.

The project means residents will be linked to better information about government and non-government services and community events, improving social connections and reducing social isolation.

Entry to the buildings by contractors and visitors will be controlled, which means unauthorised occupancy and subletting will be reduced, as will the cost of repairs and maintenance caused by antisocial behaviour and vandalism.

What will the building works involve?

The building works will include:



When will the project start?

At this stage we expect services will commence in:

- Matavai and Turunga in August 2010
- Marton and Solander in October 2010
- Cook and Banks in December 2010.

Who will provide the services?

Tenders will be called for the Neighbourhood Link Service, the Neighbourhood Security Service and the capital works parts of the project.

The Neighbourhood Link service will be provided by a non-government organisation and will employ up to 12 social housing tenants as Neighbourhood Link workers each year.

The Neighbourhood Security service will be provided by a licensed security contractor and will employ up to 12 social housing tenants as trainee Neighbourhood Security staff each year.

The Neighbourhood Repairs service will be provided by Spotless, the head maintenance contractor for the

DISCOUNT LAND FOR AFFORDABLE HOUSING

March 18th 2010

<http://irisstudio.files.wordpress.com/2010/06/d_discountlandforaffordablehousing.pdf>



MEDIA RELEASE

The Hon David Borger MP

Minister for Housing

Minister for Western Sydney

Minister Assisting the Minister for Transport

March 18, 2010

Discount Land for Affordable Housing.

Housing Minister Mr David Borger today revealed an innovative plan to help low income families buy their own homes.

Mr Borger said Housing NSW will soon be offering discounted land to not for profit organisations to increase availability of affordable housing.

"Housing NSW regularly receives requests from not-for-profit organisations for financial assistance or through the transfer of property assets.

"More recently there has been increased interest in access to vacant Housing NSW land to facilitate affordable home ownership, Mr Borger said.

"The NSW Government is responding to these requests by inviting "expressions of interest" from eligible Not-For-Profit Organisations to purchase Government land at specially discounted prices.

"Successful Organisations will be able to buy land for at least \$20,000 below local values enabling them to build more affordable homes for people in need.

"The program will involve the sale of 20 Housing NSW blocks of land per year for 10 years but only applies to land that is vacant and surplus to Housing NSW's needs, Mr Borger said.

Mr Borger said the standard discount for blocks of land will be \$20,000 but there will be an additional benefit based on value of the block of land.

"This benefit is currently set at \$10,000 for blocks of land valued between \$150-250,000 and \$20,000 for blocks of land valued over \$250,000.

"It stands to reason that the discount will be more effective in areas where

STRINGENT PLANNING PROCESS FOR SOCIAL HOUSING PROJECTS

March 2010

<http://irisstudio.files.wordpress.com/2010/06/e_nbspplanningprocess.pdf>



Nation Building

ECONOMIC
STIMULUS
PLAN

Housing fact sheet

March 2010

Stringent Planning Process for Social Housing Projects

The Nation Building Economic Stimulus Plan (NBESP) is the largest social housing infrastructure project undertaken in decades, delivering around 6,000 homes in NSW by June 2012.

The sites for NBESP projects have been carefully selected to make sure that they do not result in large concentrations of public housing. The strategy of both Housing NSW and the Australian Government is for social housing to be dispersed across communities and blend in with its surroundings.

Housing NSW aims to deliver high-quality housing that meets the needs of its tenants and takes into account the views of the local Council and community – all within the strict timeframes set by the Australian Government.

The planning and consultation process followed by Housing NSW is outlined below.

1. Housing NSW engages quality architects, some metropolitan and some regional, to undertake inspections of the every site and neighbourhood. Qualified planners are also engaged to provide expert planning advice and where necessary to review the history of architecture in the area. If there are any heritage issues, a heritage adviser is also engaged.

The architects and Housing NSW staff then meet with Council to seek views and will often re-design the project in the light of comments received.
2. A second meeting is also sought with Council – some Councils take up this option and others do not wish to comment further on the revised plans. Where affordable housing is being built, both Councils and Housing NSW must take account of the *Affordable Rental Housing State Environment Planning Policy (SEPP)*, which allows medium-density housing to be built.

Local Development Control Plans are always considered and Housing NSW seeks to design generally in accordance with Council standards. Ultimately, Housing NSW seeks to ensure that social housing development

environmentally sustainable dwellings. For example, every project must have a water tank, achieve 5 or 6 star ratings for environmental features and 20 percent of all dwellings must be adaptable for people with disabilities.

Great care is taken in the designs to reflect the local character of the neighbourhood. Some neighbourhoods are traditional, and designs will reflect this, and others are more mixed. Many dwellings are two storeys - any landowner in NSW with a certain sized block of land may build to two storeys and such dwellings are common across NSW.

Taller dwellings are built only where this is consistent with the area. These are a small minority of developments under the Stimulus Plan.

4. Housing NSW then consults with adjoining neighbours on the designs and copies of the designs are placed in Council for anyone else in the community who wishes to comment on the plans. The consultation process lasts 21 days.
5. Comments are sent to external accredited planning firms who are independently reviewed and independently

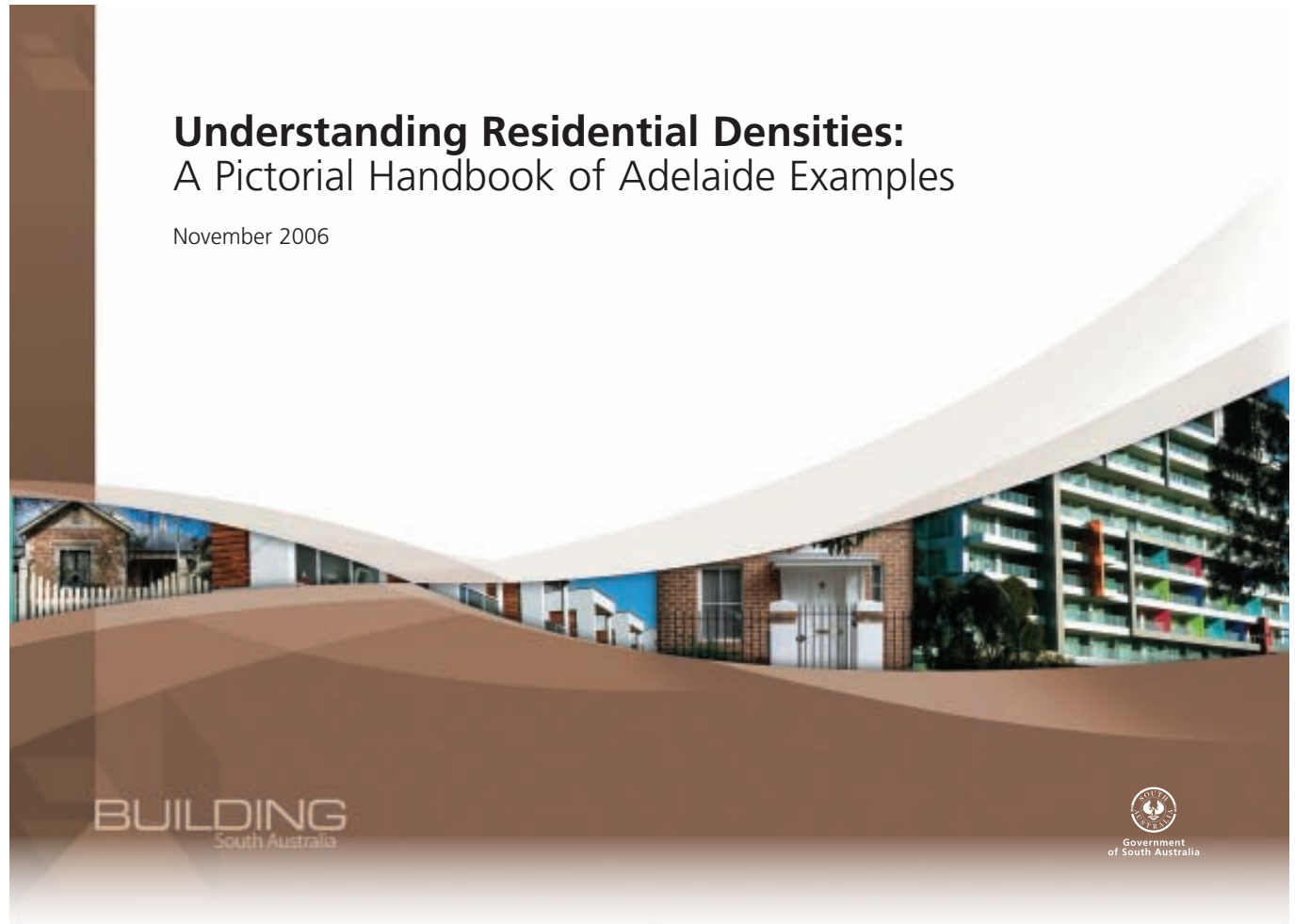
UNDERSTANDING RESIDENTIAL DENSITIES

November 2006

<http://irisstudio.files.wordpress.com/2010/06/g_understanding_residential.pdf>

Understanding Residential Densities: A Pictorial Handbook of Adelaide Examples

November 2006



SUBURB PROFILE

My RPdata

March 21st 2010

<http://irisstudio.files.wordpress.com/2010/06/h_suburb-profile_surry-hills_rp-data.pdf>



Free
Suburb
Profile

Area Profile

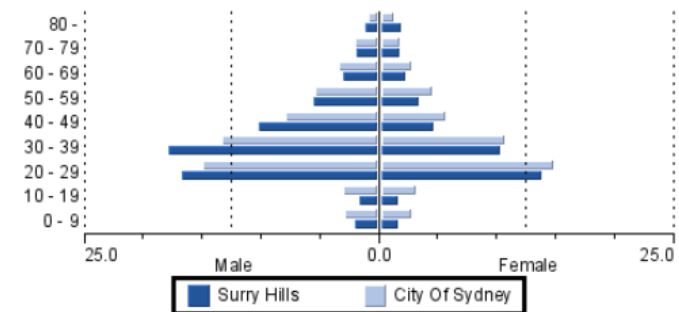
The size of Surry Hills is approximately 1 km². It has 5 parks covering nearly 2% of the total area. There are 2 schools and 3 childcare centres located in Surry Hills. The population of Surry Hills in 2001 was 12,824 people. By 2006 the population was 15,036 showing a population growth of 17% in the area during that time. The predominant age group in Surry Hills is 20 – 29 years.

Households in Surry Hills are primarily sole parent and are likely to be repaying over \$2000.00 per month on mortgage repayments. In general, people in Surry Hills work in a professional occupation. In 2001, 29% of the homes in Surry Hills were owner-occupied compared with 33% in 2006.

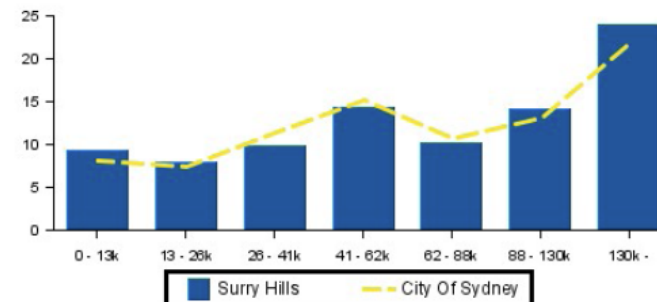
Currently the median sale price of houses in the area is \$1,200,000.

Demographics

Age Sex Ratio - 2006



Household Income (%)



THE END OF AFFORDABILITY

March 18th 2010

<http://www.youtube.com/watch?v=B8VSbLMYWwSM>

http://www.youtube.com/watch?v=vl_-070eXO8

<http://www.youtube.com/watch?v=QV3IUAVZWEs>

http://www.youtube.com/watch?v=h-54bA_vT4E

http://www.youtube.com/watch?v=uKFevj_hfwg

A cynical analysis on high density housing...

Ted Webber (CAPO) and Dr Tony Recsei (SOS) discuss reasons why they believe high density housing is not suited to Sydney's typology.

Click on the YouTube links below to watch

One of the key messages brought out through their research is that the main problems Sydney has encountered with it's high density areas is that, up until now, these high density communities have been placed in areas that were not designed to cope with the high density of people densities. Adequate infrastructure is not in place and retrofitting old systems with new is not sufficient. Completely new systems must be put in place. Or new suburbs must be developed with the required infrastructure to suit future growth. Poor design of these high-density communities has resulted in failure.

To counter his argument... If the government planned and catered for higher densities, would it these higher density developments become acceptable? Or will the SOS group then find other ways to argue against these typologies to support their out-dated fantasies of the great Australian dream?

As well as this, whole rafts of other arguments have been made on the video's that are well worth a watch.



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The End of Affordability Part 1

Wildhiland

5 videos

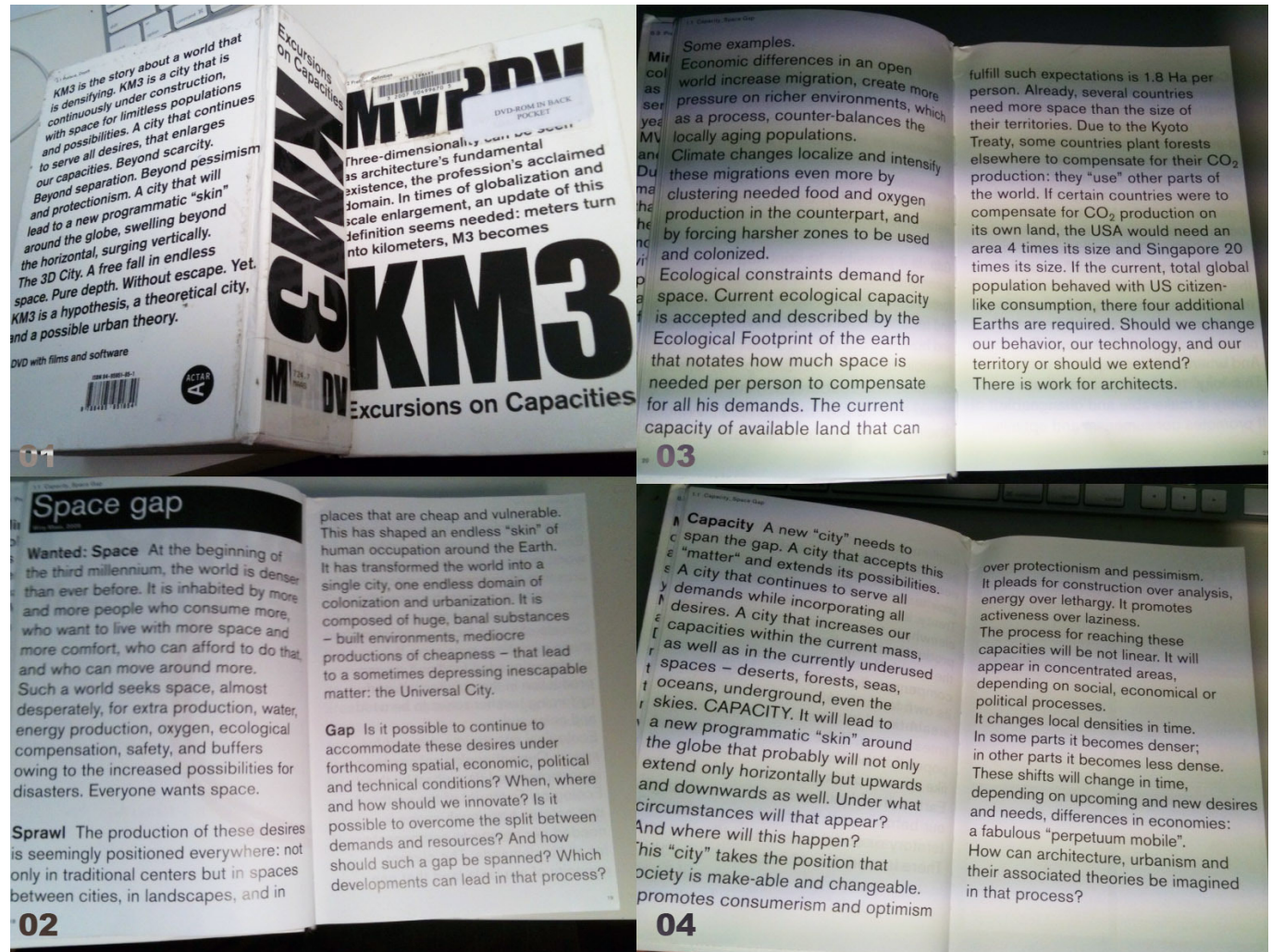
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MVRDV EXCURSIONS ON CAPACITIES

Various
2005
Actar

The book raises several important questions relevant to high density housing, population densities and man's desire for more space.



High-Density Housing

Christian Schittich (Ed.)
2004
in Detail

An extremely useful resource book for this course that deals with a large range of apartment buildings and mixed use developments



THE ARCHITECTURE OF MINIMALISM

Francisco Asenio Cerver
1997
Hearst Books International

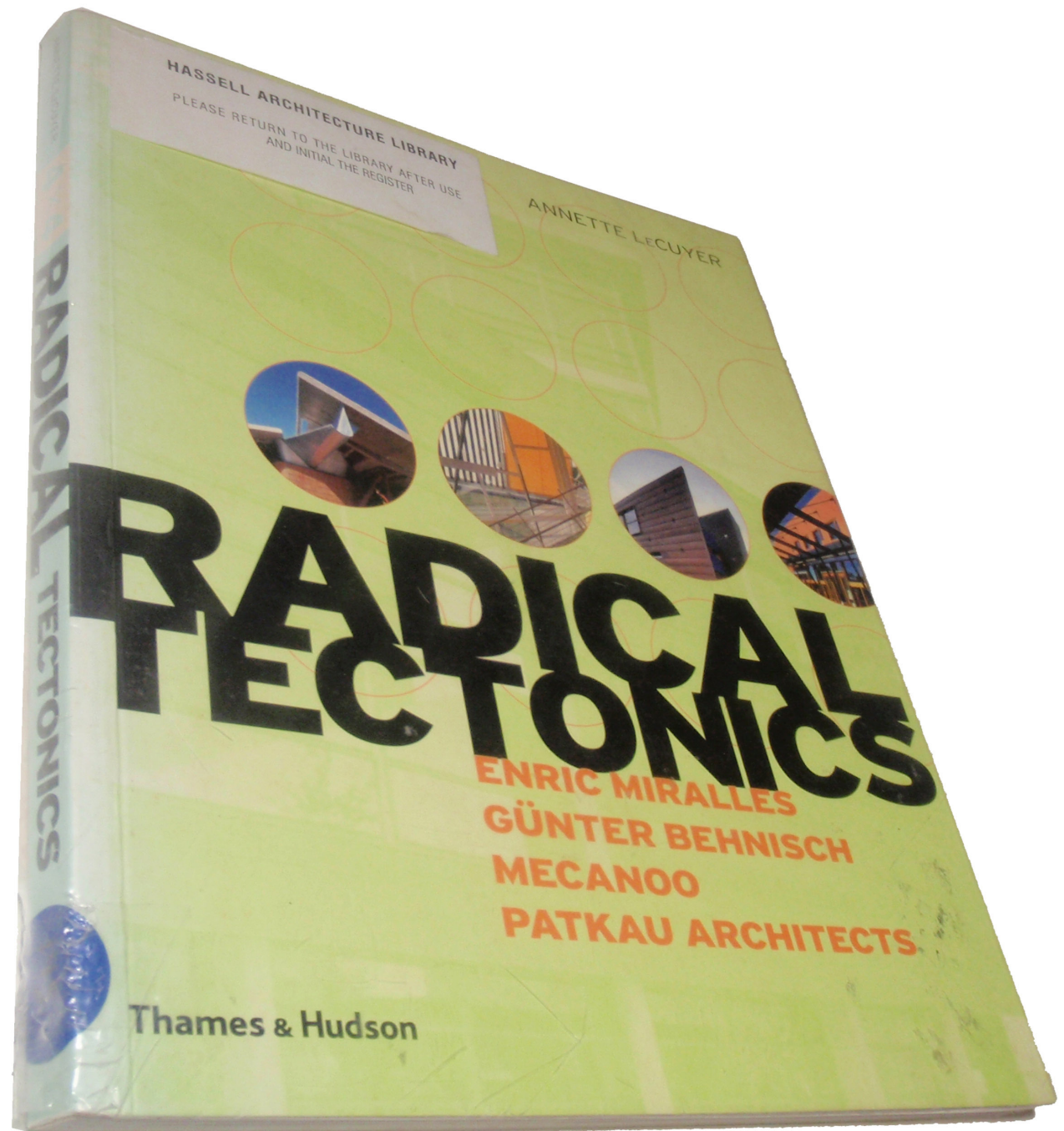
Also a useful book, questioning space, and our need
for it. The book provides some insight into minimising
space.



RADICAL TECTONICS

Annette LeCuyer
Thames & Hudson

A book that was a primary resource for the 'on formalism' chapter.



HOMES DOT COM

ARCHITECTURE FOR ALL

Chris Johnson

2000

Government Architects Publications

An interesting insight into the history of the Australian home and some radical proposals put forward by some leading architects.



On PHILOSOPHY

March 2010

<http://irisstudio.files.wordpress.com/2010/03/01_on-philosophy_wiki.pdf>

Key to the outcomes of this design studio was the thinking that arose through the completion of the first phase of the course-work, the research chapters. This one in particular, on philosophy looked at the current Australian way of life and seriously questions its validity.

The report was written in conjunction with Michael Prakash

**“The mind is everything.
What you think, you become”**



On Philosophy

NextGen Housing Research: Chapter 01

On FORMALISM

March 2010

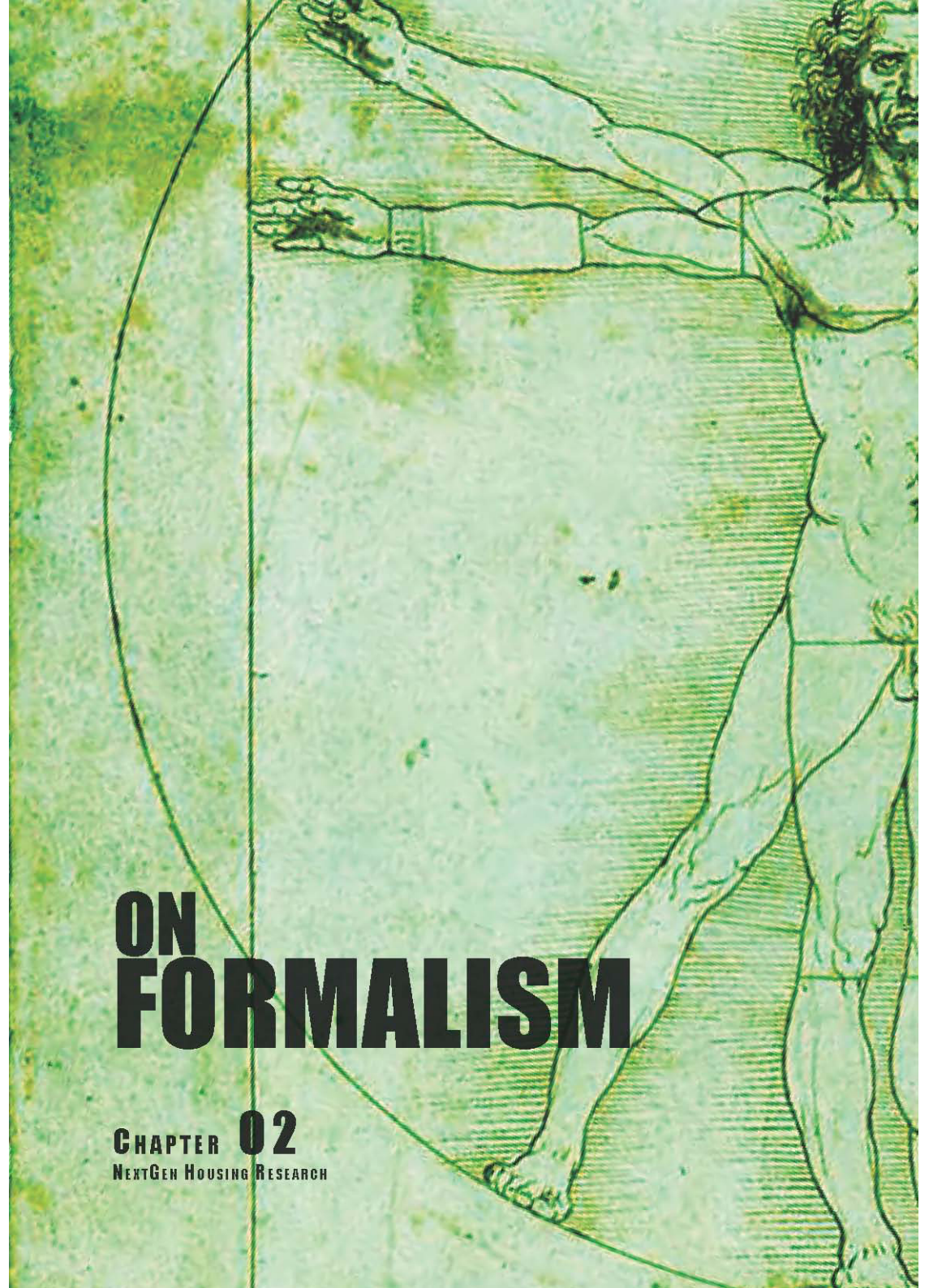
<http://irisstudio.files.wordpress.com/2010/03/02_on-formalism_wiki.pdf>

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The report was written in conjunction with Aditya Kristianto Njonoriswondo

ON FORMALISM

CHAPTER 02
NEXTGEN HOUSING RESEARCH



ADDITIONAL NOTES

Throughout the duration of the semester, a majority of precedent buildings were looked at and examined (far too many to list here) which gave me design ideas and inspiration for me to arrive at the final product. Some influenced in a good way and others influenced in a mundane, but practical way, others were completely dismissed.

The field trip to Melbourne also provided great inspiration and precedent affordable housing typologies. As well as that, it gave a good insight into the affordability situation in Victoria.

No doubt ive missed out on putting some items that were of particular interest and relevance to the course in this scrapbook, however, the information contained here does provide a good insight into my particular areas of interest and research agenda that I followed

